

# North Gables Senior Housing

Executive Director / CEO

EIN 311647641

MN · NTEE E91

FY ending 2023-12-31

June 9, 2026

This analysis benchmarks the total compensation of **Thomas Adams, Executive Director / CEO** (\$18,918) against **every comparable organization** that fit the selection criteria — **25** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **36<sup>th</sup>** percentile of comparable organizations within the typical range

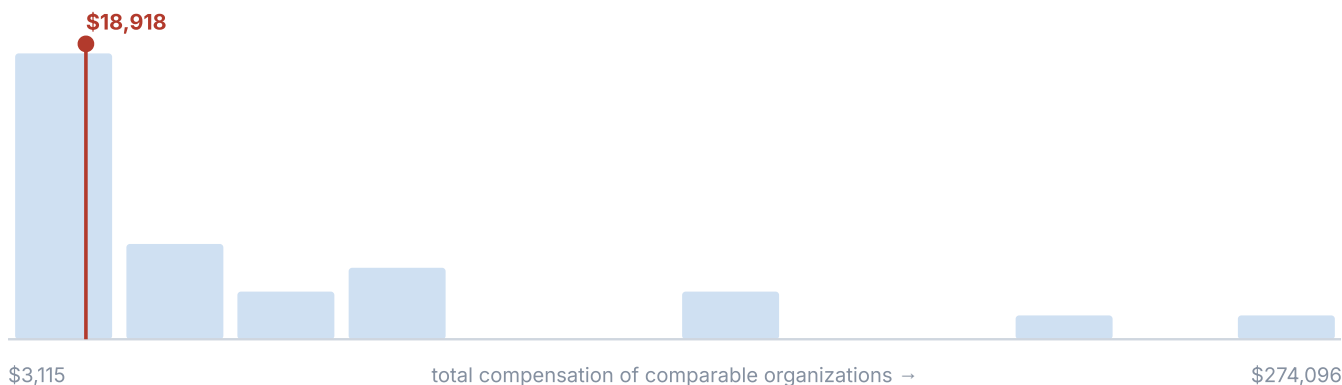
**Benchmarked executive:** Thomas Adams — reported title “EXECUTIVE VICE PRESIDENT”, a **direct title match** to the Executive Director / CEO role.

## How comparable organizations were selected

|           |   |
|-----------|---|
| SECTOR    | Organizations sharing the subject's NTEE classification (E91).  |
| BUDGET    | Total revenue between \$231,698 and \$518,727 — 0.67x to 1.50x the subject's \$345,818 (the band tightens as size grows). |
| GEOGRAPHY | Same NTEE sector (E91), nationwide + budget 0.67–1.5x revenue.  |

**25** organizations qualified on sector, size, and geography → **25** within the band form the benchmarked peer set.

## Distribution of comparable compensation



|         |          |          |          |           |                 |
|---------|----------|----------|----------|-----------|-----------------|
| \$5,935 | \$10,889 | \$27,074 | \$75,437 | \$153,268 | <b>\$18,918</b> |
|---------|----------|----------|----------|-----------|-----------------|



## ■ Comparable organizations

Each figure is Form 990 Part VII columns D + F (reportable pay plus other compensation and benefits; column F may include amounts from related organizations), normalized to MN cost of living (BEA RPP, 2023) and to its filing year (CPI-U); the reported amount is on each linked 990.

| ORGANIZATION  | STATE | REVENUE   | MATCHED TITLE           | COMP (REPORTED) | COMP (ADJUSTED)  | FY   |
|---|-------|-----------|-------------------------|-----------------|------------------|------|
| <a href="#">Bartels Lutheran Home Memorial</a>        | IA    | \$348,079 | President/ce            | \$25,155        | <b>\$27,074</b>  | 2024 |
| <a href="#">The Marian Home Foundation</a>            | IA    | \$351,235 | Administrato            | \$19,342        | <b>\$20,818</b>  | 2024 |
| <a href="#">South Cove Nursing Facilities</a>         | MA    | \$354,568 | President & Ceo         | \$11,974        | <b>\$10,889</b>  | 2023 |
| <a href="#">Cathedral Pioneer Church Homes No Two</a> | CA    | \$356,827 | President/ceo           | \$68,128        | <b>\$57,828</b>  | 2024 |
| <a href="#">Long Term Care Ombudsman Services Of</a>  | CA    | \$334,240 | Executive Director      | \$88,873        | <b>\$77,665</b>  | 2023 |
| <a href="#">Teresa House Inc</a>                      | NY    | \$327,169 | Executive Dir.          | \$77,885        | <b>\$69,182</b>  | 2024 |
| <a href="#">Ahfkentucky-iowa Inc</a>                  | OH    | \$365,882 | President-mg            | \$37,710        | <b>\$39,261</b>  | 2024 |
| <a href="#">Rockville Nursing Home Foundation Inc</a> | MD    | \$383,644 | Executive Director      | \$160,000       | <b>\$143,251</b> | 2025 |
| <a href="#">Cns Nursing Home Care Inc</a>             | MA    | \$384,910 | President               | \$4,850         | <b>\$4,284</b>   | 2024 |
| <a href="#">Jgs Administrative Services Inc</a>       | MA    | \$391,528 | President               | \$234,596       | <b>\$207,227</b> | 2024 |
| <a href="#">America's Choice Community Of Red Oak</a> | IA    | \$293,695 | Director                | \$31,322        | <b>\$32,843</b>  | 2025 |
| <a href="#">Eastside Senior Care Inc</a>              | NY    | \$285,220 | Cfo                     | \$5,891         | <b>\$5,233</b>   | 2024 |
| <a href="#">Vmp Foundation Inc</a>                    | WI    | \$285,016 | Ceo                     | \$10,118        | <b>\$10,387</b>  | 2024 |
| <a href="#">West Central Mo Willow Estates Inc</a>    | MO    | \$281,237 | Chief Executive Officer | \$24,797        | <b>\$25,152</b>  | 2025 |

| ORGANIZATION   | STATE | REVENUE   | MATCHED TITLE                              | COMP (REPORTED) | COMP (ADJUSTED)  | FY   |
|--|-------|-----------|--|-----------------|------------------|------|
| <a href="#">Bassett Creek Senior Housing</a>           | MN    | \$422,614 | Executive Vice President Of Commonbond     | \$18,918        | <b>\$18,918</b>  | 2023 |
| <a href="#">Spaces For Living</a>                      | ND    | \$267,612 | Chief Executive Officer                    | \$11,097        | <b>\$12,324</b>  | 2023 |
| <a href="#">Serenity House Of Victor Inc</a>           | NY    | \$263,335 | Executive Director                         | \$82,490        | <b>\$75,437</b>  | 2023 |
| <a href="#">Southcoast Long-term Care Services Inc</a> | MA    | \$261,809 | President & Ceo, Ex-officio (Until 1/2024) | \$310,296       | <b>\$274,096</b> | 2024 |
| <a href="#">Syracuse Home Asociation Foundation</a>    | NY    | \$431,610 | Director Of Philanthropy                   | \$3,507         | <b>\$3,115</b>   | 2024 |
| <a href="#">St Paul's House And Health Care Center</a> | IL    | \$255,486 | President & Ceo - Vice Chair               | \$13,404        | <b>\$13,336</b>  | 2023 |
| <a href="#">Arlington Retirement Housing</a>           | VA    | \$443,495 | Executive Director                         | \$168,520       | <b>\$159,946</b> | 2024 |
| <a href="#">Nevins Community Services Inc</a>          | MA    | \$247,078 | President & Ceo                            | \$89,425        | <b>\$78,992</b>  | 2024 |
| <a href="#">Gunnison Home Association Inc</a>          | CO    | \$450,914 | Secretary                                  | \$7,200         | <b>\$6,987</b>   | 2023 |
| <a href="#">Shalom li Housing Inc</a>                  | RI    | \$485,455 | Cfo  | \$9,867         | <b>\$9,575</b>   | 2023 |
| <a href="#">Carriage House At Acushnet Heights Inc</a> | MA    | \$493,921 | Treasurer/ Director                        | \$45,315        | <b>\$40,028</b>  | 2024 |

**Comp (reported)** is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to MN cost of living and 2023 dollars. Click any organization to verify the figure on ProPublica.

## ● Methodology

Comparable organizations were drawn from electronically filed IRS Form 990 returns and matched on sector (NTEE code), budget (a size-adaptive revenue band that tightens as the organization grows), and geography (same-state first, broadening only when too few peers qualify); every organization within the band forms the peer set. To compare fairly across regions and years, peer compensation is normalized to MN cost of living (BEA Regional Price Parities, 2023) and to the subject's filing year (CPI-U). The figure benchmarked is Form 990 Part VII, Section A, columns D + F — reportable pay plus other compensation, benefits, and deferred amounts (column F may include amounts from related organizations) — with the chief executive matched by role. Related-organization amounts (column E) and institutional trustees are excluded. Full methodology: [peerbasis.org/methodology](https://peerbasis.org/methodology).

## ● Sample, role match & sensitivity

|                 |  |
|-----------------|--|
| PEER COUNT      | 25 organizations. Compensation range \$3,115–\$274,096; filing years 2023–2025.  |
| SIZE BASIS      | Matched on total revenue (\$345,818); for reference, expenses \$538,858 and assets \$1,185,501. <b>Revenue and expenses diverge this year — revenue may misrepresent operating size; weigh the expense-based view.</b> |
| ROLE MATCH      | Thomas Adams, reported title " <i>EXECUTIVE VICE PRESIDENT</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.   |
| RELATED-ORG PAY | 17 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.   |
| OUTLIERS        | 2 peers fall outside 1.5× the interquartile range — consider whether any reflect one-time payments (severance, deferred-comp payouts).   |

Sensitivity — the subject's percentile under alternative compensation definitions:

| BASIS   | SUBJECT PERCENTILE |
|---|--------------------|
| Total compensation (D + F), cost-of-living + inflation adjusted — the PeerBasis default | 36 <sup>th</sup>   |
| Total compensation (D + F), as reported (no adjustments)                                | 36 <sup>th</sup>   |
| Reportable pay only (column D), adjusted  | 0 <sup>th</sup>    |
| All sources (D + E + F), adjusted   | 64 <sup>th</sup>   |

If the percentile moves materially across these definitions, the result is sensitive to methodology choices, and the board should weigh which basis best fits its facts.

### ● Rebuttable presumption of reasonableness · 26 CFR 53.4958-6

Compensation paid by a tax-exempt organization is presumed reasonable — shifting the burden to the IRS — when three requirements are met. This report supplies the comparability data for the second. The board should record the following in its minutes *concurrently* with its decision:

#### Draft board minutes – executive compensation

1. The compensation of the Executive Director / CEO (Thomas Adams) was approved in advance by [the Board / Compensation Committee], composed of members with no conflict of interest with respect to the arrangement.
2. Prior to its determination, the authorized body obtained and relied upon appropriate comparability data, namely the PeerBasis Compensation Comparability Determination dated June 9, 2026, comparing compensation against 25 similarly situated organizations (Same NTEE sector (E91), nationwide + budget 0.67–1.5× revenue).

3. The authorized body determined that total compensation of \$18,918 is reasonable (approximately the 36<sup>th</sup> percentile of comparable organizations) and documented the basis for this determination concurrently, on [date], by a vote of [\_\_ for / \_\_ against].

---

Sources: IRS Form 990 e-file data (apps.irs.gov); IRS Business Master File (NTEE classification). Every figure traces to an original public filing — click any organization above to verify it on ProPublica. PeerBasis is a service of Prismind Analytics; its [methodology is published](#), was commissioned for independent adversarial review, and discloses its own limitations. This report is comparability data to support a board's good-faith determination under IRC 4958; it is not legal or tax advice. Generated by PeerBasis on June 9, 2026.